

# RILB FLEX

18 CRUCIFIX LANE,  
SE1, LONDON ●●●





# SUMMARY

Overlooking the London Bridge railway tracks, this newly refurbished property combines modern design with a practical location. It features a private garden, a bar, high-spec meeting rooms, and well-designed breakout areas. Situated near Bermondsey Street, it offers convenient access to a variety of bars, restaurants, and coffee shops, making it an excellent choice for businesses seeking a versatile workspace.





# LOCATION

Just a 4-minute walk from London Bridge station, surrounded by dining spots like Borough Market and Flat Iron Square, with easy access to transport links and nearby gyms.







## Bars & Restaurants

- 1 London Grind
- 2 Padella
- 3 Roast
- 4 Fish!
- 5 The Ivy
- 6 The Coal Shed
- 7 Aqua Shard
- 8 Oblix
- 9 Brindisa

## Hotels

- 10 Shangri-La hotel
- 11 Mondrian London
- 12 CitizenM
- 13 London Bridge Hotel
- 14 Novotel
- 15 Hilton
- 16 Hoxton Hotel
- 17 The Dixon
- 18 Lalit

## Fitness

- 19 Fitness First
- 20 Nuffield Health
- 21 City Fitness
- 22 Third Space
- 23 No.1 Fitness
- 24 Gymbox
- 25 The Secret
- 26 Boxing Gym
- 27 Pure Gym





# AMENITIES



- 4-minute walk from London Bridge train station
- Access to 20 acoustically treated meeting rooms
- On-site showers
- Over 8,000 sq ft of relaxing and inspiring breakout space
- Secret garden and bar
- 24/7 access
- Super-fast Wi-Fi
- Unlimited specialty tea and coffee
- On-site expert community team
- Fully serviced including cleaning, printing, and all other utilities
- Fully furnished with industry-standard desks and ergonomic chairs
- Mail handling and post-room service

## GALLERY





# LEASING OPTIONS



## Serviced Office Options

Office G.2	Office 3.3	Office 3.7	Office G.1
Desks Available: 12   349 sq ft	Desks Available: 13   340 sq ft	Desks Available: 10   308 sq ft	Desks Available: 26   705 sq ft
£590 per desk per month	£650 per desk per month	£540 per desk per month	£590 per desk per month
£7,080 per desk per annum	£ 7,800 per desk per annum	£7,800 per desk per annum	£7,080 per desk per annum
£84,960 per annum for all 12 desks	£101,400 per annum for all 13 desks.	£109,200 per annum for all 10 desks	£184,080 per annum for all 26 desks
Office 6.3	Office 6.1	Office 3.6	Office 6.3
Desks Available: 21   271 sq ft	Desks Available: 8   240 sq ft	Desks Available: 11   317 sq ft	Desks Available: 21   271 sq ft
£680 per desk per month	£660 per desk per month	£650 per desk per month	£680 per desk per month
£8,172 per desk per annum	£7,920 per desk per annum	£7,800 per desk per annum	£8,172 per desk per annum
£32,640 per annum for all 4 desks	£63,360 per annum for all 8 desks	£85,800 per annum for all 11 desks	£32,640 per annum for all 4 desks





# LEASING OPTIONS



## Serviced Office Options

### Office 4.06

Desks Available: 7| 181 sq ft  
£550 per desk per month  
£6,600 per desk per annum  
£33,000 per annum for all 7 desks

### Office 1.05

Desks Available: 8| 205 sq ft  
£660 per desk per month  
£7,920 per desk per annum  
£63,360 per annum for all 8 desks

### Office 2.03

Desks Available: 25| 666 sq ft  
£630 per desk per month  
£7,560 per desk per annum  
£166,320 per annum for all 22 desks

### Office G.02

Desks Available: 7| 196 sq ft  
£600 per desk per month  
£7,200 per desk per annum  
£50,400 per annum for all 7 desks

### Office 1.01

Desks Available: 17| 514 sq ft  
£630 per desk per month  
£7,560 per desk per annum  
£128,520 per annum for all 17 desks

### Office 4.02

Desks Available: 11| 337 sq ft  
£600 per desk per month  
£7,200 per desk per annum  
£79,200 per annum for all 11 desks

### Office LG.01

Desks Available: 20| 604 sq ft  
£520 per desk per month  
£6,240 per desk per annum  
£124,800 per annum for all 20 desks

### Office G.03

Desks Available: 13 | 473 sq ft  
£477 per desk per month  
£5,724 per desk per annum  
£74,400 per annum for all 13 desks.





# LEASING OPTIONS



## Serviced Office Options

Office 3.05

Desks Available: 7 | 205 sq ft

£600 per desk per month

£7,200 per desk per annum

£36,800 per annum for all 7 desks.

Office 3.06

Desks Available: 5 | 195 sq ft

£600 per desk per month

£7,200 per desk per annum

£36,000 per annum for all 5 desks.



## LEASE

flexible license agreement available

## POSSESSION

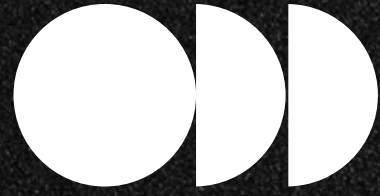
Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



# CONTACT US



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